

## ATTACHMENT 7

### Memo

To: Bryan K. Davis, Senior Planner  
From: Barbara Severin, Chairman, Library Board of Trustees  
CC: Library Board of Trustees  
Date: 02/11/02  
Re: Semple Limited Family Partnership

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Thank you for the opportunity to review the Semple Limited Family Partnership special exception applications and request for a comprehensive plan amendment for Suffield Meadows, an age-restricted continuing care facility.

The impact of Suffield Meadows, if developed as envisioned in the application, is unclear. The targeted population group (55 or older) traditionally makes heavy use of library services.

According to the application information, 70% of potential residents for the proposed forty-bed assisted living facility, fifty detached cottages, thirty duplex villas, and thirty-two independent living condominium apartments will be current Fauquier County residents. The applicant estimates the remaining 30% of the buyers will come from outside Fauquier County.

If the majority of potential residents are current Fauquier County residents and continue to exhibit the same patterns of library usage, Suffield Meadows will have minimal direct impact on library services. To the extent that the homes vacated by Fauquier residents moving to the age-restricted community are purchased by newcomers, patron use at all library branches may increase.

For the county as a whole, limited increased patron usage may be accommodated at the newly expanded Marshall branch and at the soon-to-be constructed 10,000 sq. ft. Bealeton branch. The Warrenton facility, in contrast, is already severely overcrowded and cannot be expanded at its

present location. To alleviate some of the overcrowding, the Board plans to open a New Baltimore branch in 2006.

Typically, communities such as the one proposed provide a small popular materials library for residents to enjoy. Because the focus groups found library services second only to walking paths in desired amenities it is surprising that no such amenity is planned. (See page 7 of the application.) In the absence of an on-site library, the community is likely to utilize the Warrenton facility and/or draw upon the library's outreach services. Under this program, the library makes book deposit collections and other selective reader's advisory services available to facilities with a concentration of older residents. It already is difficult to meet all requests for such service as outreach staff is limited and prospects for any increase are dim.